



R-3.1 Occupancy Requirements

DS-146City of Murrieta – Development Services Department
1 Town Square, Murrieta CA 92562

September 2019

R-3.1 Occupancy Requirements

R-3.1- Residential based California State licensed care facilities, accommodating six (6) or less non-ambulatory, ambulatory, or bedridden clients.

**The City of Murrieta Fire Department will approve your license
After all requirements have been met**

Permits- The City of Murrieta Building and Safety Department requires permits when alterations to an existing single family residence are proposed, to meet specific Fire/Life Safety requirements of an R-3.1 residential care facility. Plan approvals and an alteration permit must first be obtained prior to beginning work or operation.

Construction

1. R-3.1 occupancies shall not be of less than one-hour fire-resistive construction throughout, when clients are housed above the first story, are more than two stories in height or have more than 3,000 sq ft of floor area above the first story (2016 California Building Code (CBC) Sec. 435.3.2).
2. R-3.1 occupancies shall be provided with a non-fire resistant constructed floor separation at stairs, which will prevent smoke detection (2016 CBC Sec. 435.8.7).

Except:

- a) Occupancies with at least one exterior exit from floors occupied by clients.
- b) Occupancies provided with an approved automatic fire sprinkler system.

Living Area/Garage Separation- The wall separating the garage from the living area shall be constructed of materials approved for one-hour fire resistive materials on the garage side. Doors between the garage/living area shall be a tight fitting, self-closing solid wood door, 1-3/8 inches thick or a self-closing fire door with a 20 minute fire rating.

Fire Sprinkles- R-3.1 occupancies shall be provided with a NFPA 13R automatic sprinkler system throughout the building when housing **more than one** bedridden client, or housing **non-ambulatory clients above the first floor**, or when **housing any clients above the second floor** (2016 CBC Sec. 903.3.1.2).

When an NFPA 13R automatic sprinkler system is installed, and one or more bedridden client is housed in the

R-3.1 care facility; direct exits to the exterior from bedridden client sleeping rooms is not required, however, the requirements for non-ambulatory egress still applies (2016 CBC Sec. 425.8.3.3).

See sections on Egress for R-3.1 occupancies housing a bedridden client and Egress for R-3.1 occupancies housing non-ambulatory clients.

Egress Components

1. A required exit door shall be side-hinged swinging.
2. The minimum clear width of corridors shall not be less than 36 inches in R-3.1 occupancies.
3. Exit doors shall be able to open from the inside with a single hand operation without the use of a key, tool or any special knowledge or effort. Exit doors shall not be equipped with slide bolts, chain locks or any other locking device other than the single operation door hardware. Deadbolt locks that are readily distinguishable as locked are permitted when equipped for a single hand operation for release.

4. R-3.1 occupancies may continue to use existing stairways (except for winding or spiral stairs which are not permitted as a required means of egress) provided the stairs have a maximum rise of 8 inches and minimum tread width of 9 inches.
5. Changes in level up to 0.25 inch may be vertical and without edge treatment. Changes in level between 0.25 and 0.5 shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal. Changes greater than 0.5 inch shall have a running slope not steeper than 1 unit vertical in 12 unit's horizontal (8.33%)

General Exiting Provisions

1. R-3.1 occupancies shall have a minimum of two exits.
2. Egress through adjoining dwelling units shall not be permitted.
3. In Group R-3.1 occupancy, bedrooms used by non-ambulatory clients shall have access to at least one of the required exits which shall conform to Egress for R-3.1 occupancies housing non-ambulatory clients.
4. Egress means shall not pass through more than one intervening room and shall not pass through kitchens, storerooms, closets, garages or spaces for similar purposes.
5. R-3.1 occupancies housing bedridden clients shall not locate sleeping rooms for those clients above or below the first story, except for a temporary illness as defined in the Health and Safety Code Sec. 1566.45, 1568.0832 and 1569.72
6. A level landing is required on each side of all exit doors. Except exterior landings which may have a 2% slope. Landings shall be a minimum of 36 inches in depth and a minimum 36 inches in width, or the exit door opening, whichever is greater.
7. R-3.1 occupancy building egress shall be continuous from each required exit door to the public right-of-way (exit discharge) and shall include walkways, stairs and ramps.
8. Exterior gates that are in the path of exit discharge shall be able to open without the use of a key, tool special knowledge or effort.
9. The path of exit discharge from an exit to the public right-of-way shall be a continuous and unobstructed all- weather surface, a minimum of 36 inches in width.

Egress for R-3.1 occupancies housing non-ambulatory clients- In R-3.1 occupancies, bedrooms used by non-ambulatory clients shall have access to at least one of the required exits, which shall conform to one of the following as well as with all general provisions. Sec. 435 .8.3.2 2016 CBC.

1. Egress through a hallway or area into a bedroom in the immediate area which has an exit directly to the exterior; and the corridor/hallway is constructed consistent with the dwelling unit interior walls. The hallway shall be separated from the common areas by a solid wood door not less than 1-3/8 inch thick, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with 2016 CBC Sec. 716.5.9.
2. Egress through a hallway which has an exit directly to the exterior. The hallway shall be separated from the rest of the house by a wall constructed consistent with the dwelling unit interior walls and opening protected by a solid wood door not less than 1-3/8 inch thick, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with 2013 CBC Sec. 716.5.9.
3. Direct exit from the bedroom to the exterior shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet 8 inches in height When installed, doors shall be so mounted that clear width of the exit is not less than 32 inches.
4. Egress through an adjoining bedroom which exits to the exterior.

Egress for R-3.1 occupancies housing only one bedridden client- In R-3.1 occupancies housing a bedridden client and not provided with an approved automatic fire-sprinkler system, all of the following shall apply: Sec. 435.8.3.3 2016 CBC.

1. In Group R-3.1 occupancies housing a bedridden client, a direct exit to the exterior of the residence shall be provided from the client sleeping room.
2. Doors to a bedridden client's sleeping room shall be a self-closing, positive latching 1-3/8" inch solid wood door. Such doors shall be provided with a gasket so installed as to provide a seal where



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City of Murrieta – Development Services Department
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November 2018

the door meets the jam on both sides and across the top. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke alarm in accordance with Sec. 716.5.9

3. Group R-3.1 occupancies housing a bedridden client, shall not have a night latch, dead bolt, security chain or any similar locking device installed on any interior door leading from a bedridden client's sleeping room to any interior area such as a corridor, hallway and or general use areas of the residence in accordance with Chapter 10 of the 2016 CBC.
4. The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and the exterior of the residence.
5. Every required exit door from a bedridden client's sleeping room shall be of a size as to permit the installation of a door not less than 3' feet in width and 6 feet 8 inches in height. Installed exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches.

Note: A sliding glass doors utilized as exit door can be used as an exterior exit doorway as long as it has operable hardware from the inside and the outside and the clear width of the exit is not less than 32 inches.

Required Smoke Alarms

1. Single or multiple station smoke alarms shall be installed in every residential care facility on each story level, on ceilings or walls in the immediate vicinity outside each sleeping room in each sleeping room and throughout the habitable areas of the dwelling except kitchens.
2. In all facilities housing bedridden clients and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.
3. Required smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.
4. Smoke alarms for the hearing impaired shall be provided with notification appliances for the hearing impaired in accordance with NFPA 72 and shall activate upon initiation of the fire alarm system or smoke alarms.